VERTICAL DATUM NAVD88, GNSS DERIVED. PROJECT BENCHMARKS NAIL SET ON NE SIDE OF NEWPORT WAY NW **BASIS OF BEARINGS** N89°21'39"E BETWEEN THE FOUND REBAR AND CAPS AT THE PROPERTY CORNERS ON THE NORTH LINE OF SHORT PLAT PER **REFERENCES** 1. CITY OF ISSAQUAH SHORT PLAT NO. SP-94-03, RECORDED UNDER RECORDING NUMBER 9407121806, RECORDS OF KING COUNTY, WASHINGTON. 2. KING COUNTY SHORT PLAT NO. 376102, RECORDED UNDER RECORDING NUMBER 7607090830, RECORDS OF KING COUNTY, WASHINGTON. LEGAL DESCRIPTION PARCELS 884430-0030, 884430-0031, 884430-0032 AND 884430-0033: LOTS 1, 2, 3 AND 4, CITY OF ISSAQUAH SHORT PLAT NO. SP-94-03, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NO. 9407121806, RECORDS OF KING COUNTY, STATE OF WASHINGTON. PARCEL 884430-0026: LOT 1, KING COUNTY SHORT PLAT NO. 376102, ACCORDING TO THE SHORT PLAT THEREOF RECORDED UNDER RECORDING NUMBER 7607090830, RECORDS OF KING COUNTY, WASHINGTON; LESS NEWPORT WAY; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. PARCEL 884430-27: LOT 2, AND THE EAST 15 FEET OF LOT 3, KING COUNTY SHORT PLAT NO. 376102, ACCORDING TO THE SHORT PLAT THEREOF RECORDED UNDER RECORDING NUMBER 7607090830, RECORDS OF KING COUNTY, WASHINGTON; LESS NEWPORT WAY; (ALSO KNOWN AS LOT B, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. LLA 86-03, RECORDED UNDER RECORDING NUMBER 8609150845, RECORDS OF KING COUNTY, WASHINGTON.) EXCEPTIONS CONTAINED IN TITLE PARCELS 884430-0030, 884430-0031, 884430-0032 AND 884430-0033: 1. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 9407121806. (NOTED HERE) 2. THIS SITE IS SUBJECT TO A WATER LINE EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 9504170845. (SHOWN HEREON) PARCELS 884430-0026 AND 884430-0027: 1. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7607090830. (NOTED HERE) 2. THIS SITE IS SUBJECT TO TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 8609150845. (NOTED 3. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20080506900003. (NOTED HERE) 4. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20080506900003. (NOTED HERE) 1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4243-3859171 DATED NOVEMBER 10, 2021 (PARCELS 884430-0030, 884430-0031, 884430-0032 AND AND COMMITMENT NO. 4244-3773505 DATED OCTOBER 19, 2021 (PARCELS 884430-0026 AN 884430-0027). IN PREPARING THIS MAP. CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE REPORTS. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT. 2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 3, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER, 2021. 3. PROPERTY AREA = $57,589\pm$ SQUARE FEET (1.322 \pm ACRES). 4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL. 5. CONTOUR INTERVAL = 2 FEET. 6. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MÉETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL. 7. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED

TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.

MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

8. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE

9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR

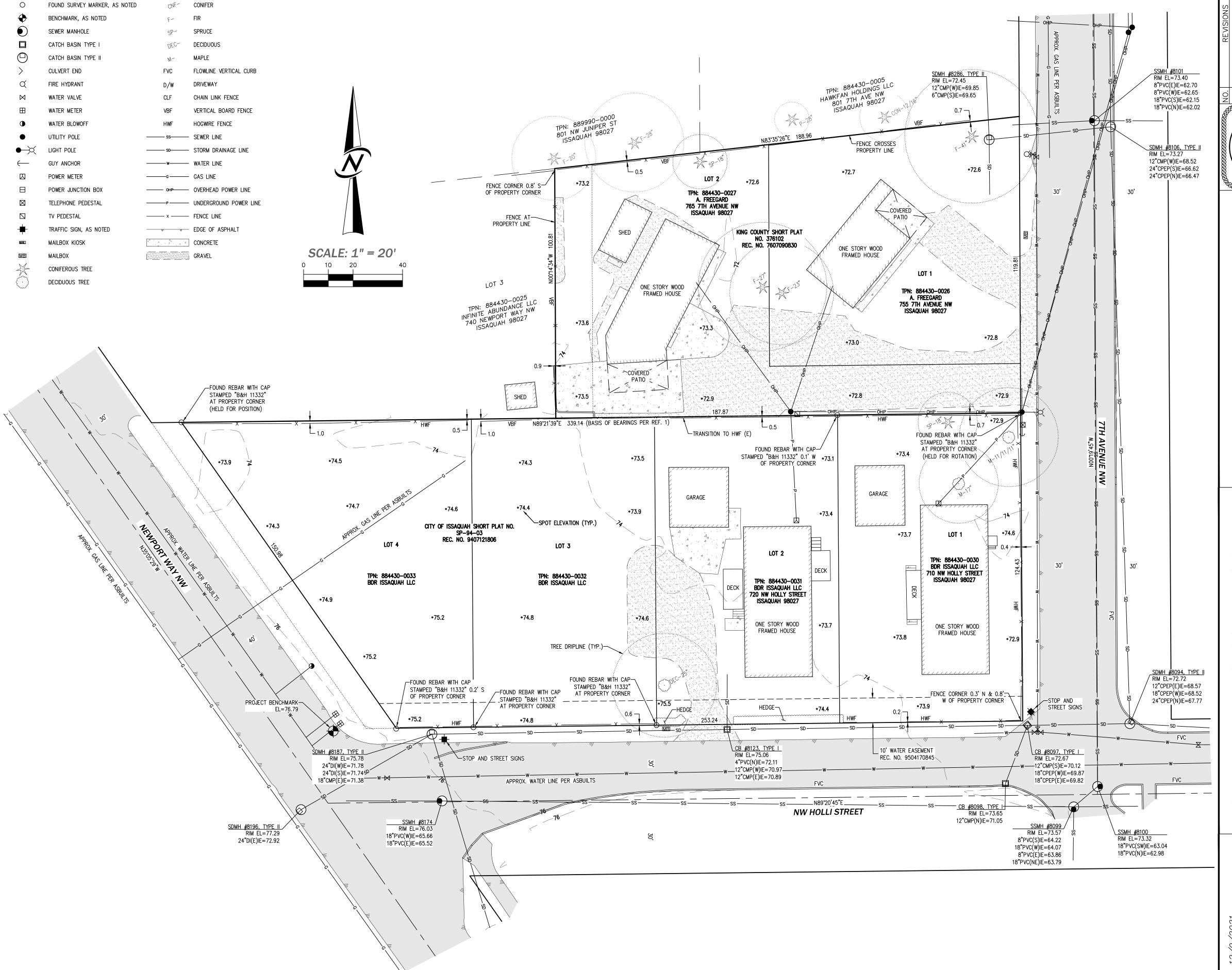
TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE

INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN

HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN

AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

LEGEND



SHEET

PROJECT NUMBER **21416**

OF